



WTM19-003

Blue Oaks



Washoe County Planning Commission
January 7, 2020



Background/Request

- The applicant is requesting a tentative map on 10 acres for 10 single-family residential lots.
- The parcel has a regulatory zone of Low Density Suburban, which allows a maximum density of 1 dwelling unit per acre.



Project Details

- Lots range in size from 35,010 square feet to 47,110 square feet.
- The proposed subdivision includes $\pm 9,600$ cubic yards of cut and $\pm 9,600$ cubic yards of fill which requires a major grading permit.

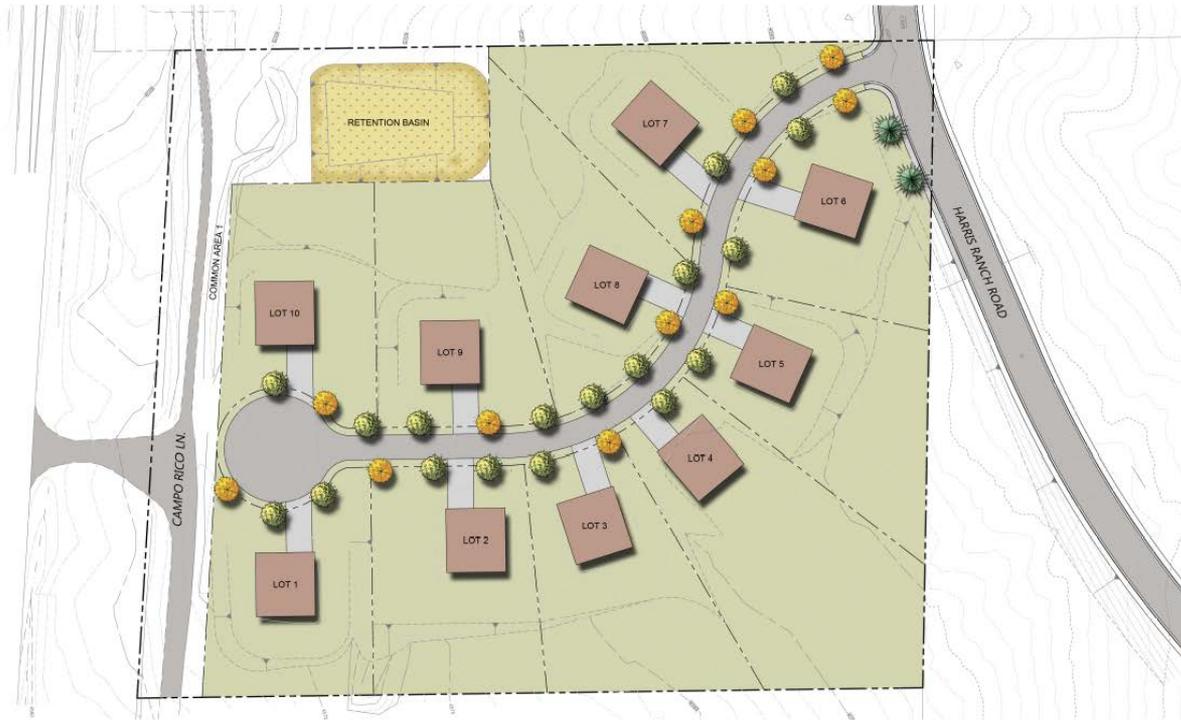


Vicinity Map





Site



LANDSCAPE LEGEND/REQUIREMENTS



REVEGETATION AREA

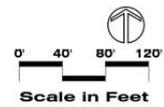
REQUIRED YARD ADJOINING STREETS: ALL REQUIRED FRONT, REAR, AND SIDE YARDS WHICH ADJOIN A PUBLIC STREET SHALL BE LANDSCAPED AND SHALL INCLUDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE, OR PORTION THEREOF.

LANDSCAPING PERMITS: WHEN NECESSARY, SUBDIVISION REQUIREMENTS OF THE NUMBER OF DRILLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERMITS PROVIDED ALLOWING AN AVERAGE OR COLLECTION IDENTIFIED IN THE WASHOE COUNTY COMPREHENSIVE PLAN STREETS AND HIGHWAYS SYSTEM PLAN MAP.

NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:

- AT LEAST ONE-HALF (1/2) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINING MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
- AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIPER AT THE TIME OF PLANTING.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATIVE TO MICRO-CLIMATE, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" ANNUUM DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE Drip IRRIGATED. A REDUCED PRESSURE TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



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Preliminary Landscape Plan
BLUE OAK ESTATES
 Axilion Engineering
 Washoe Co., Nevada

No. Revision Date

LA No.	MD-822-09-1
Version	01
Scale	1/8" = 1'
Checked	BP
Date	06/20/20
Sheet	L1
of	1



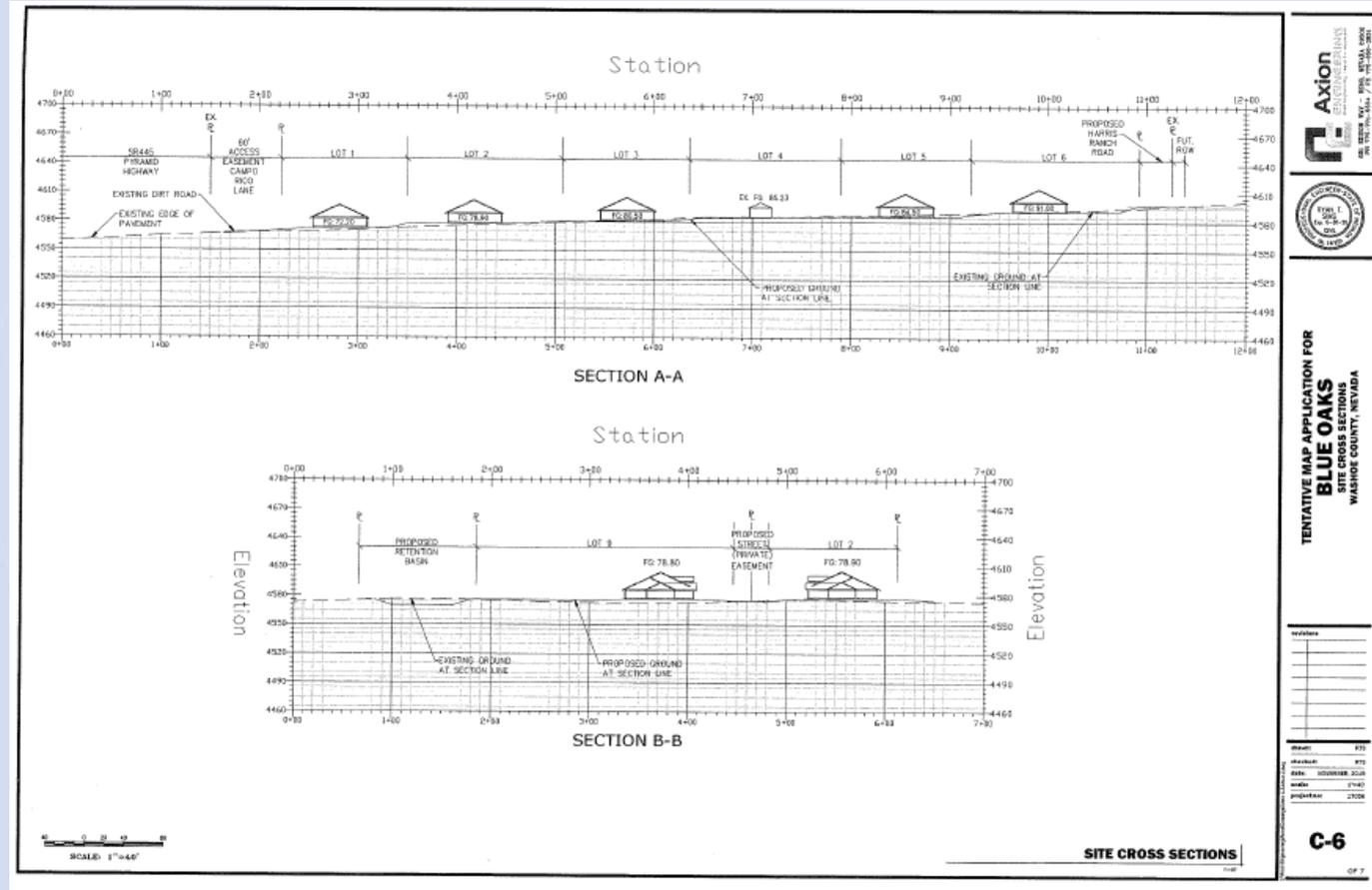
Infrastructure

- **Water will be provided by Truckee Meadows Water Authority and sewer from Washoe County.**
- **The main access will be through Harris Ranch Road, which has not been constructed at this time. Current access is via Campo Rico Lane.**
- **The proposed 10 residential lots are anticipated to generate approximately 100 Average Daily Trips, and therefore do not require sidewalks.**



Grading

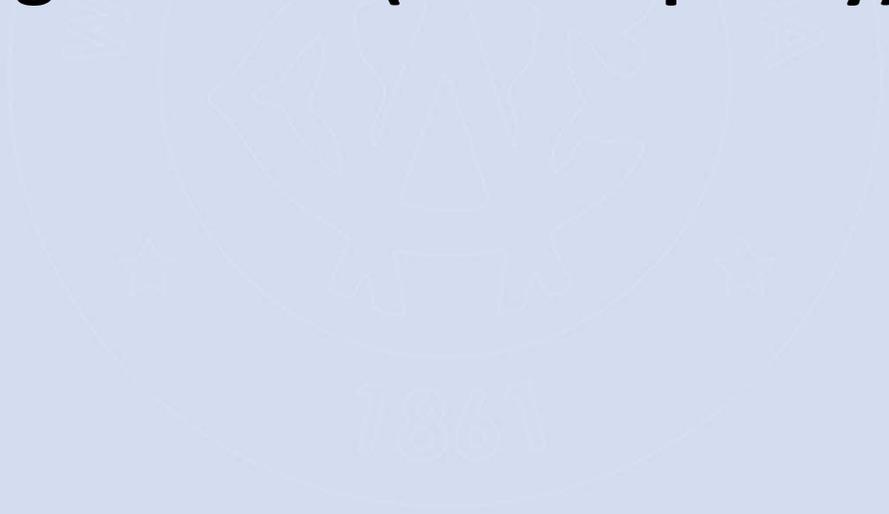
- Building pads cut/fill are 3:1
- Detention/Retention basin slopes are 3:1
- 2:1 Slopes allowed for drainage parallel to roads





School Information

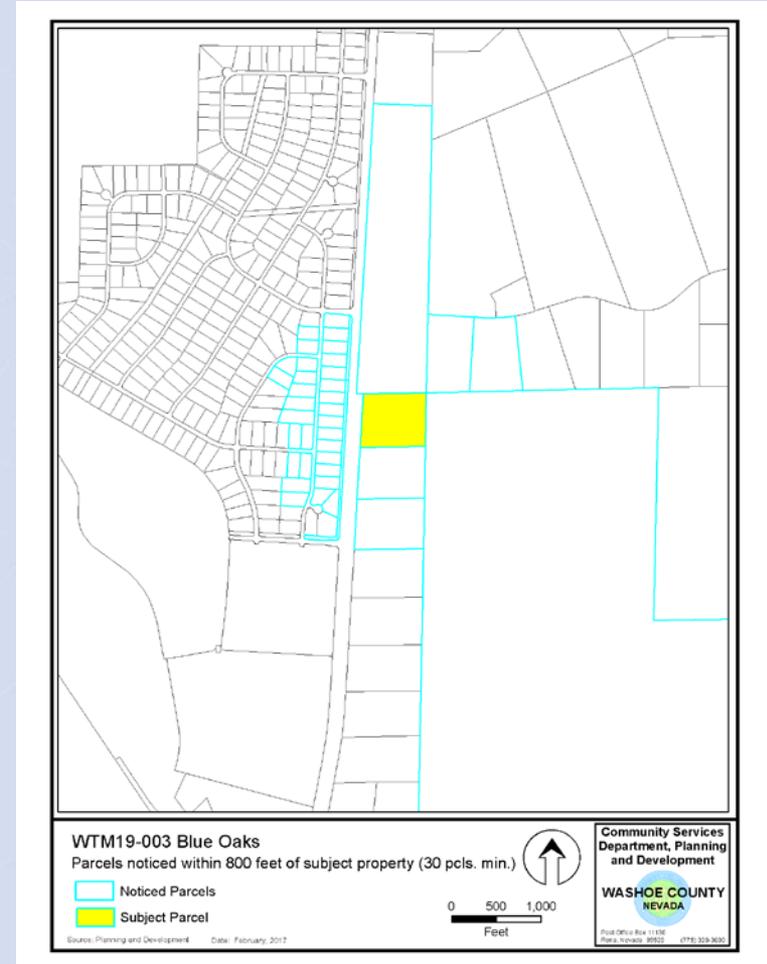
- **The schools for the project are Taylor Elementary School (over capacity), Shaw Middle School (under capacity), and Spanish Springs High School (over capacity).**





Public Notice & CAB

- Notice sent to 40 affected property owners, 800 feet from the site were noticed





Citizen Advisory Board

- **Meeting December 4, 2019**
 - Concerns over continuing development in area
 - Sidewalk requirements
 - Water and sewer service
 - Access to the site



Reviewing Agencies

Washoe County Community Services Department
Engineering and Capital Projects
Planning and Building
Traffic
Parks and Open Space
Water Management
Washoe County Health District
 Air Quality
 Environmental Health
 Emergency Medical Services
State of Nevada
 Division of Environmental Protection
 Department of Water Resources
 Division of Forestry
 Department of Transportation
 Division of Parks
 Department of Wildlife

Truckee Meadows Fire Protection District
Regional Transportation Commission
Washoe County Sheriff
Washoe County Animal Services
Washoe County School District
Washoe-Storey Conservation District
U.S. Postal Service
AT&T
NV Energy
Truckee Meadows Water Authority
Spanish Springs Citizen Advisory Board



Tentative Map Findings

- **Plan Consistency** – That the proposed map is consistent with the Master Plan and any specific plan
- **Design or Improvement** – That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan
- **Type of Development** – That the site is physically suited for the type of development proposed.
- **Availability of Services** – That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System
- **Fish or Wildlife** – That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, substantial and avoidable injury to any endangered plant, wildlife or their habitat
- **Public Health** – That the design of the subdivision or type of improvement is not likely to cause significant public health problems. The application was routed to the Nevada Department of Wildlife, the Nevada Division of Environmental Protection, and the Nevada Division of Forestry – Endangered Species, staff received no comments back from these agencies regarding environmental damage, or endangered species present.
- **Easements** – That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.
- **Access** – That the design of the subdivision provides any necessary access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles
- **Dedications** – That any land or improvements to be dedicated to the county is consistent with the Master Plan
- **Energy** – That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities



Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Tentative Map Case Number WTM19-003 and the nature of the stringent recommended conditions of approval and approve the requested tentative subdivision map.



Possible Motion

APPROVAL: I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with the conditions included as Exhibit A to the Staff Report, Tentative Subdivision Map Case Number WTM19-003 for Blue Oaks, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

